

Cascade Avenue

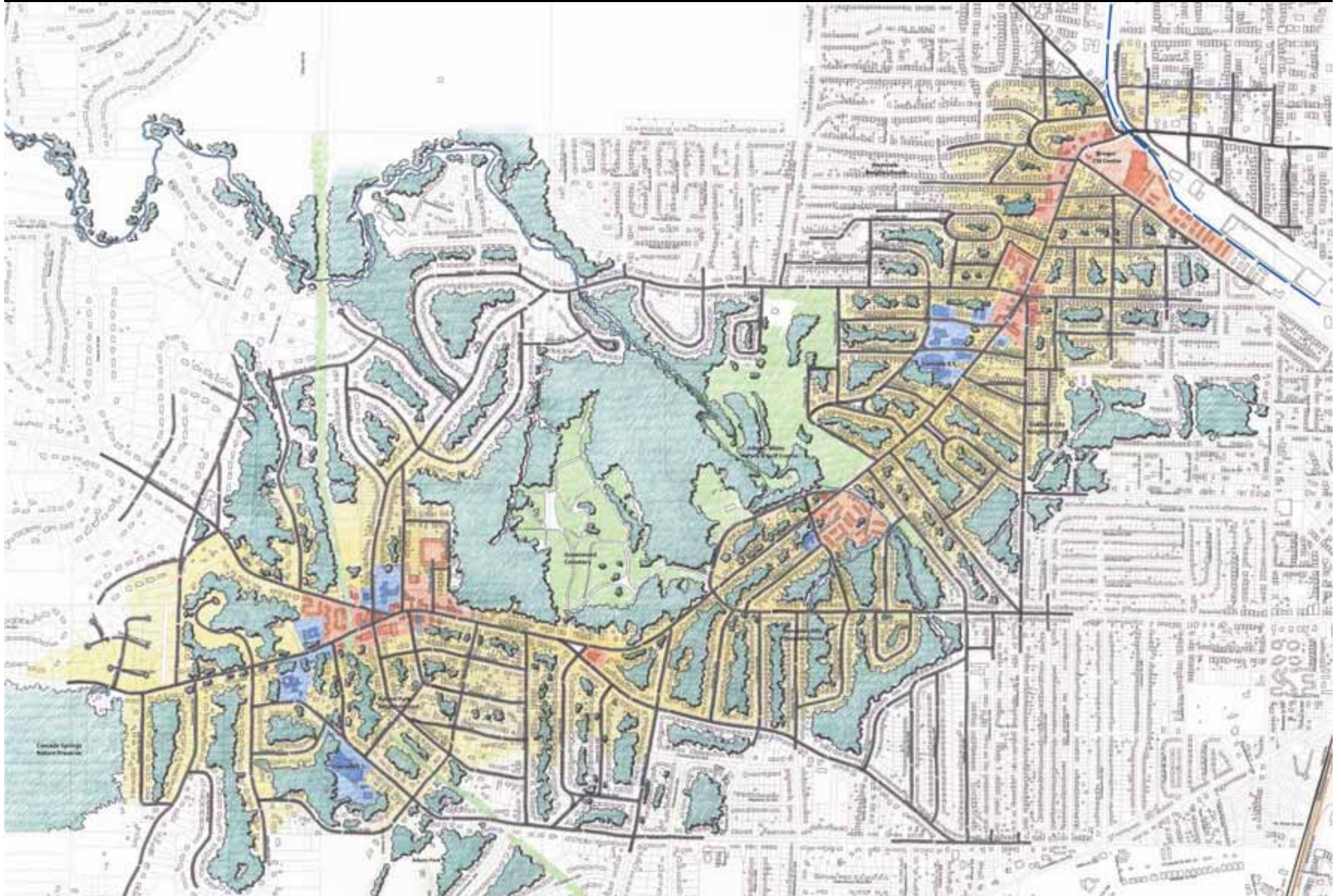


A Cascade Avenue Vision Statement:

“A Neighborhood Avenue” that serves as the “front door” to the area’s homes, schools, churches, and parks.

- Strengthen & stabilize the surrounding neighborhoods
- Revitalize the neighborhood commercial centers (Beecher & Ben Mays) – small scale, e.g. “Virginia Highlands”
- Make Cascade pedestrian friendly (sidewalks, lighting, etc.), connections to parks, commercial nodes, etc.
- Calm traffic through our neighborhood streets

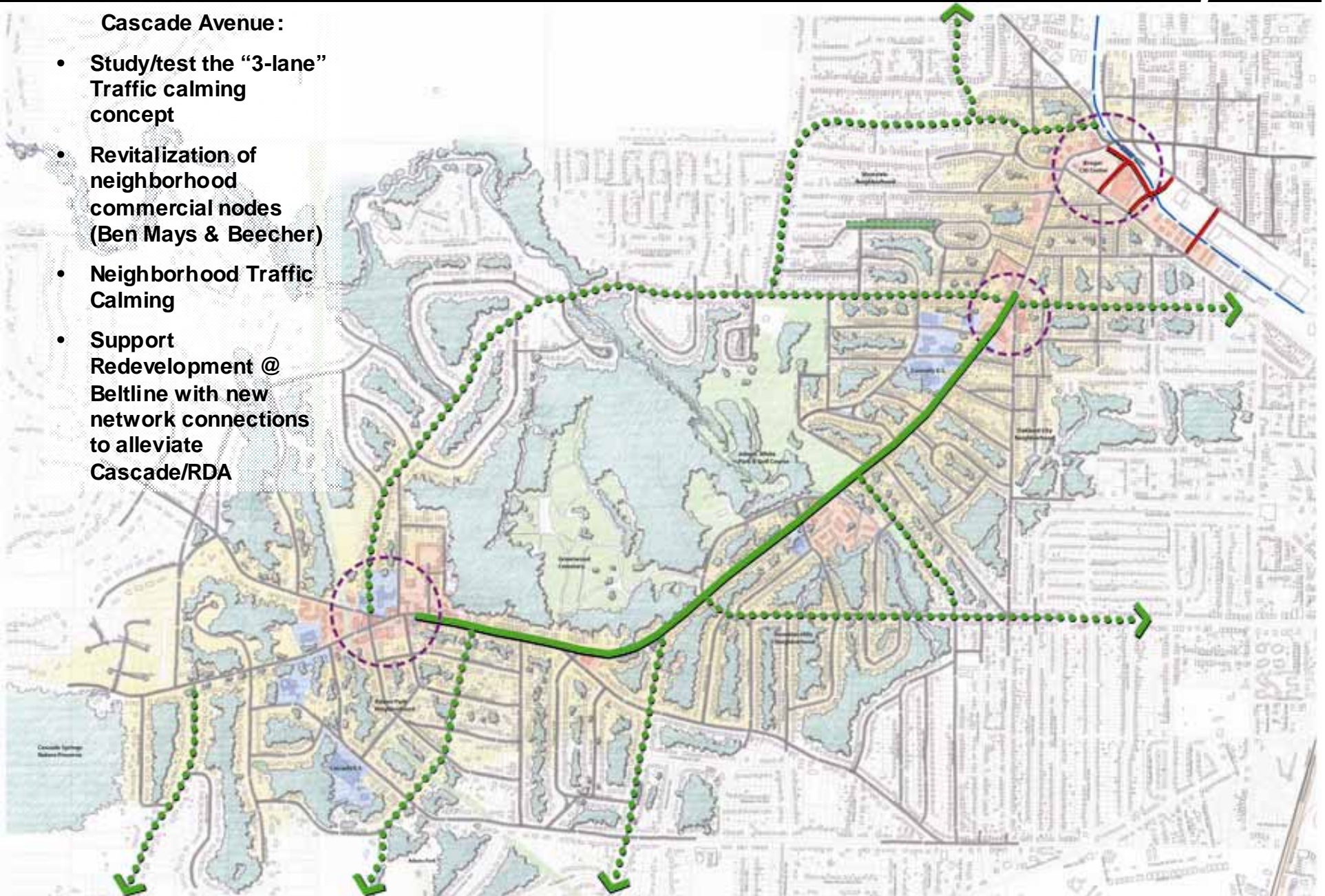
Cascade Avenue



Cascade Avenue: Projects

Cascade Avenue:

- Study/test the “3-lane” Traffic calming concept
- Revitalization of neighborhood commercial nodes (Ben Mays & Beecher)
- Neighborhood Traffic Calming
- Support Redevelopment @ Beltline with new network connections to alleviate Cascade/RDA



Cascade Avenue: Catalyst Projects

Ben Mays-Cascade:

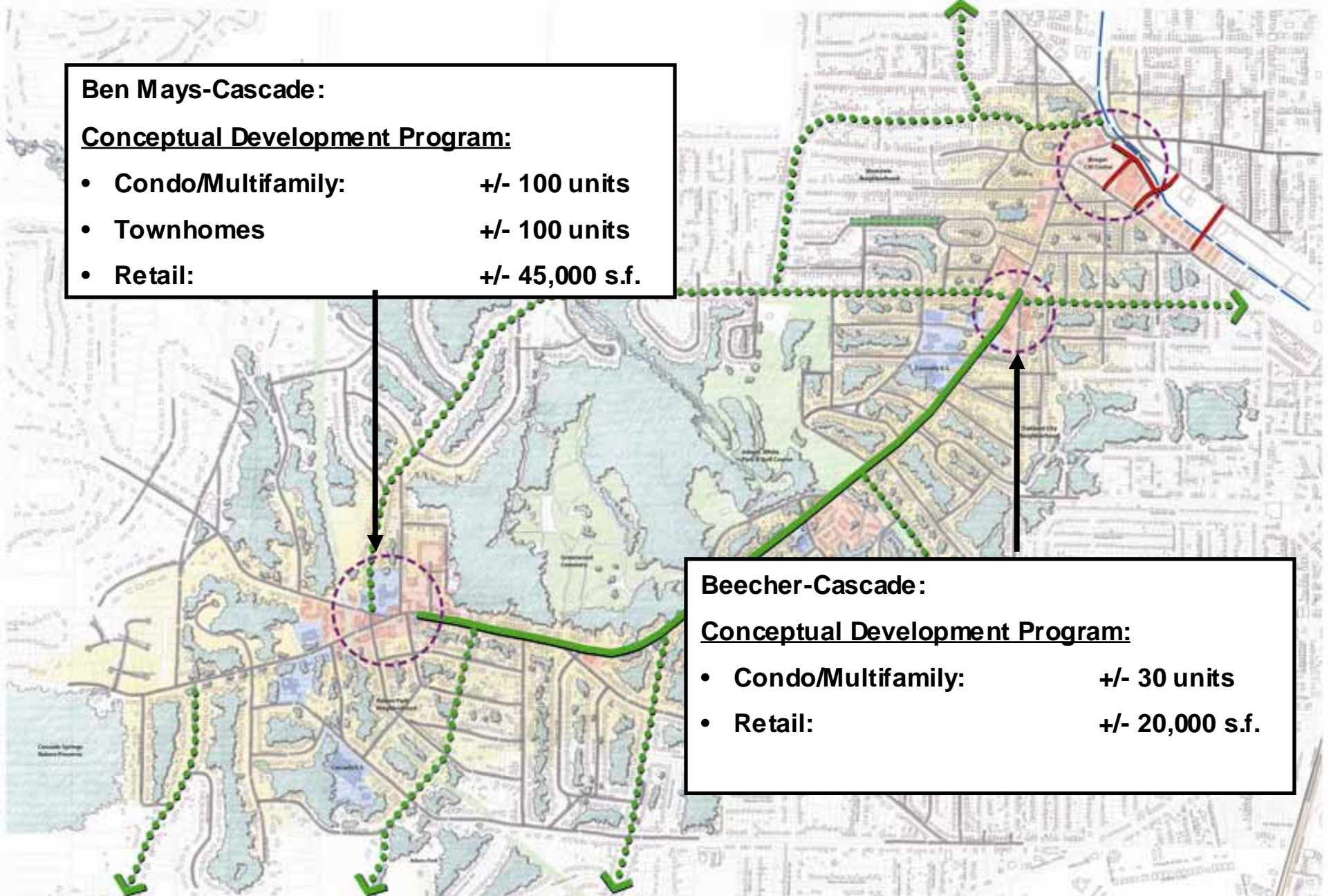
Conceptual Development Program:

- Condo/Multifamily: +/- 100 units
- Townhomes +/- 100 units
- Retail: +/- 45,000 s.f.

Beecher-Cascade:

Conceptual Development Program:

- Condo/Multifamily: +/- 30 units
- Retail: +/- 20,000 s.f.



RDA & Cascade Catalyst Site



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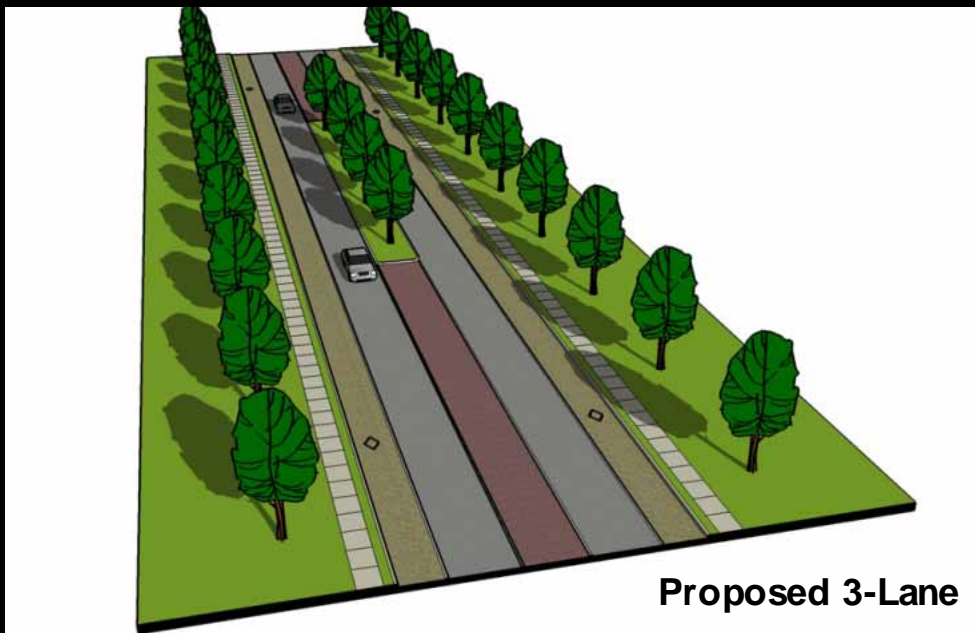
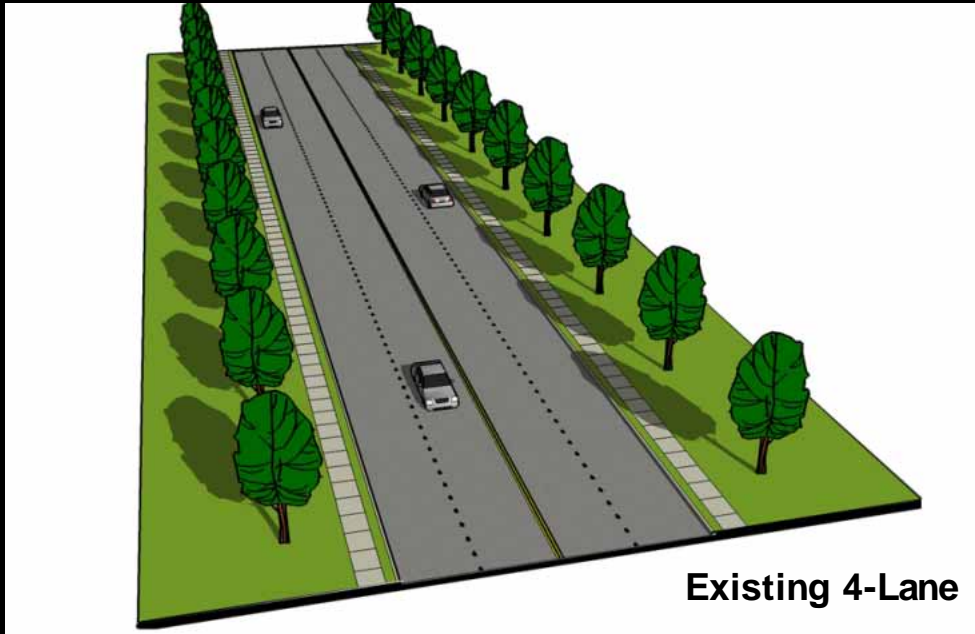
RDA & Cascade Catalyst Site



Conceptual Development Program:

- Condo/Multifamily: +/- 1,000 units
- Townhomes +/- 300 units
- Retail: +/- 80,000 s.f.
- Office/Medical: +/- 50,000 s.f.

Cascade Avenue: Traffic Calming Concept



- Reduces speed
- Reduces accidents (left turns)
- Center lane provides a clear & safe left turn lane (which can be landscaped)
- Works on moderate volume streets (10-20,000 ADT)
- Allows for other modes (bike lanes, wider sidewalks, etc.)
- Consistent w/ planned project @ Ben Mays node
- Numerous successful examples around the country

Four Lane Roads – Obsolete

- High Turning Volumes

- Safety

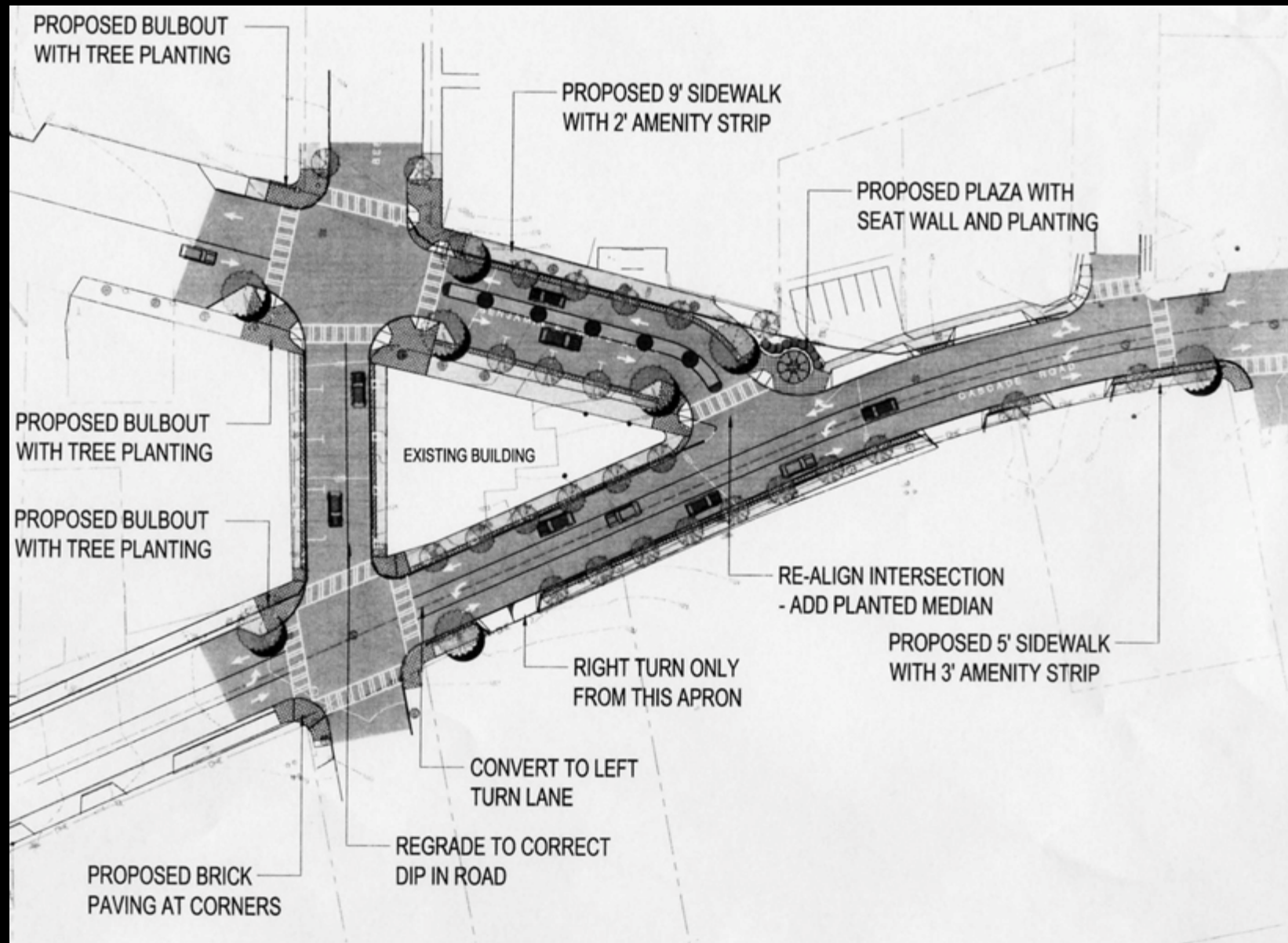


Three Lane Roads – Current Practice

- High Turning Volumes
- Safety



Cascade & Ben Mays Streetscape



Virginia Highlands



North Highland: 17,000 AADT (2003 actual count)

Cascade & Beecher: 3-Lane Concept



Cascade Avenue: 13,500 – 17,900 AADT

Cascade & Beecher: 3-Lane Concept



Cascade & Beecher: 3-Lane Concept

